

VWPOA Budget Meeting Minutes  
February 21, 2023, 7:30 p.m.  
Fire Station #7

The meeting was called to order at 7:38pm.

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Pool Committee Chair Ronnie Gilbert, Welcome Committee Chair Kari Gibbs.

With three voting members in attendance, a quorum was present.

January 2023 meeting minutes were approved as written.

Treasurer's report:

As of the meeting date, 43 homes paid 2023 dues and 52 had not. One home still owed a partial payment from 2022. Since treasurer Rick is very busy with tax season, Michelle will send out the "oops" letters in early March to all homeowners who haven't yet paid their annual dues. Sammi will also provide Rick with a homeowner update so that he can correct his accounts receivable list.

The operating fund had a balance of \$49,702.45 on 2/20/23. On that date, the reserve fund had a balance of \$38,371.02.

There was some confusion regarding our new POA insurance. VWPOA has two policies and the company only sent an invoice for one. This has been clarified and both policies are up to date on payments.

Vice President's report:

Welcome Committee Chair Kari Gibbs walks the neighborhood several times a week and has been updating Nicole on homes that are going up for sale. Nicole asked about creating a letter to send to homeowners who are selling their home in order to inform them of any violations that should be addressed prior to the issuance of a resale certificate to the title company. The board agreed that this was a good idea and Nicole will write up a draft letter.

Nicole will soon send out another round of violation letters. The board discussed the verbiage of the first letter and Michelle asked that Nicole look for ways to soften that letter to ensure homeowners do not take offense. Nicole agreed to review and update the letter and send to the executive board for final approval.

Secretary's report:

Secretary Sammi Hicks worked with webmaster Jason Ramsey to get the last few years' minutes posted on the website, under the documents tab.

Sammi and Jason were also able to send out another blast email regarding tonight's board meeting and reminding homeowners to pay their annual dues. There are still a handful of homes that have not provided email addresses to the VWPOA. Sammi suggested sending out a request for email addresses to these homes with the annual meeting notice and the board agreed with this request.

Pool report:

Committee chair Ronnie Gilbert said he will schedule the inspection so that the pool is ready to open following the annual meeting in May.

Sammi and Jason tried to connect the security system to the internet so it can be managed remotely and discovered that the internet at the pool is not working. Nicole will contact AT&T to have someone out to repair it.

Sammi asked Ronnie to replace the lights in the pool house and to place a door in the attic access entry and he indicated that he would do so.

Architecture Committee report:

No committee report given.

Landscape & Maintenance report:

Per Michelle, Rocky cut down tree limbs (from common area trees) that were damaged in the recent storm but he still has to pick up the limbs from the area. He also still has to trim and treat the neighborhood crepe myrtles.

New Business:

The tetherball and its rope are missing from the park again. Sammi will purchase a new one.

Annual meeting date was set for Saturday, May 6, 2023, 11a.m to 1p.m. at the pool. Notices will go out via mail one month prior. Kari also offered to put out door hangers a week prior and the board approved of this plan.

Old Business:

Sammi shared that there is a native plants sale at Myers park on April 15<sup>th</sup> and asked about purchasing plants for around the cement pad at the park in order to help prevent erosion. Ronnie is waiting for a call back from the polyfix people to schedule a time for them to come out and look at the concrete pad to see if they can fill in underneath it. Other options are fill dirt with edging to hold in the soil.

Michelle is getting quotes for the replacement of the capstones on the brick wall around the neighborhood. There are at least five that are missing or broken. She has one quote for \$400 per capstone, and is waiting for two additional quotes prior to choosing a contractor.

Sammi suggested breaking up the work at the pool to meet budgeting requirements. She proposed one project with soakers around the pool house to protect the foundation, french drains along the retaining wall to prevent further runoff and soil erosion. In addition, the area along the retaining wall also needs fill dirt to replace what has washed away. Board members agreed that the homeowner needs to be notified of this work prior to start since this homeowner has had issues with the fence/retaining wall in the past. Michelle said she will talk to our irrigation contractor about this project and will also ask for drainage solutions in the front of the pool area to prevent further sinking of the sidewalk. The second project would be for the retaining wall and fence.

The board discussed the need for a social chair. One homeowner expressed interest a few months ago, but they had just moved into the neighborhood and needed time to unpack and get settled in. Nicole knows those homeowners.

Meeting was adjourned at 9:06 p.m.